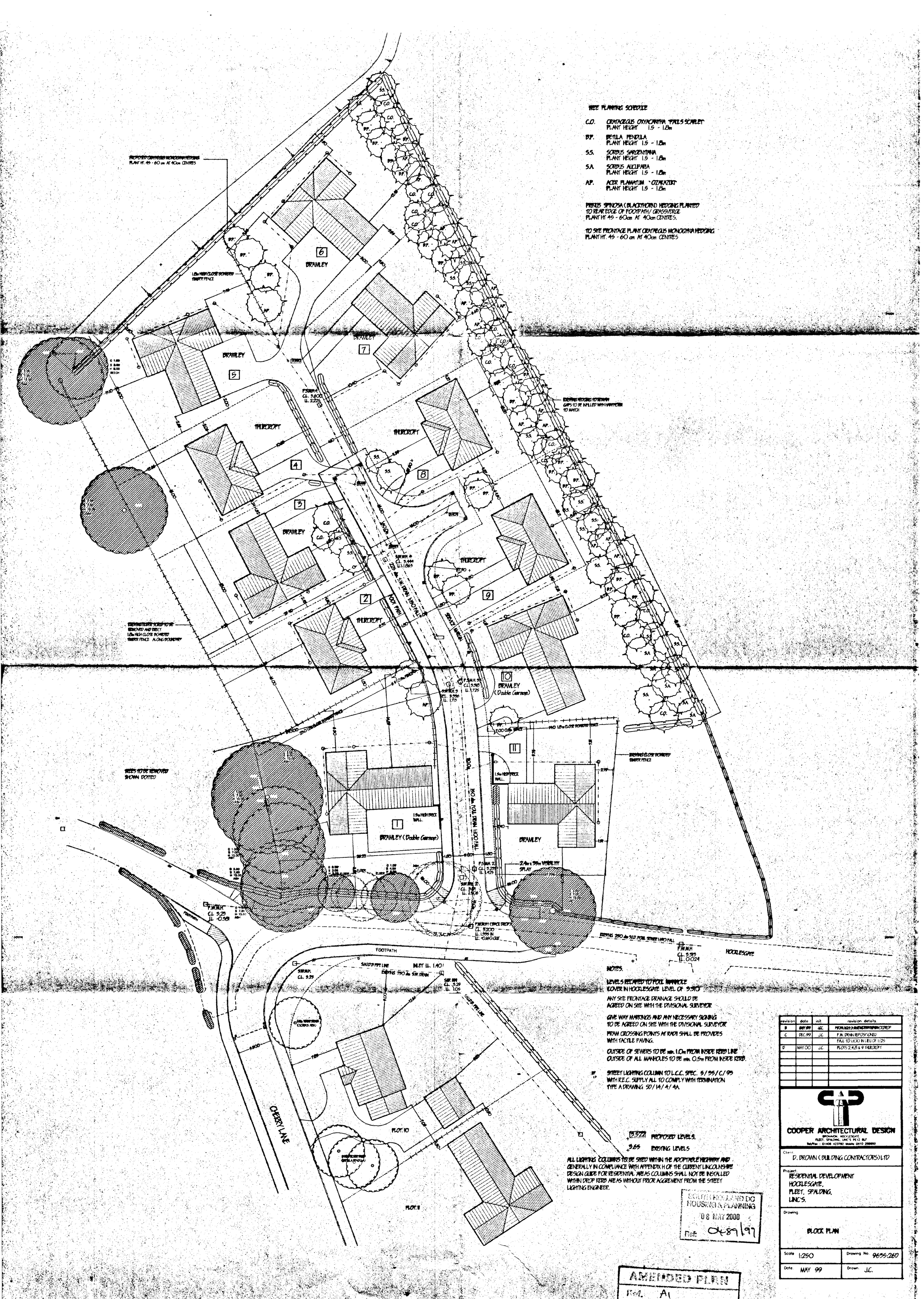


TREE PLANTING SCHEDULE

C.O.	CRATAEGUS OXYACANTHA 'PAUL'S SCARLET'	PLANT HEIGHT 1.5 - 1.8m
B.P.	BETULA PENDULA	PLANT HEIGHT 1.5 - 1.8m
S.S.	SORBUS SARGENTIANA	PLANT HEIGHT 1.5 - 1.8m
S.A.	SORBUS ALNIFARIA	PLANT HEIGHT 1.5 - 1.8m
A.P.	ACER PLANATUM 'OZAKAZUKI'	PLANT HEIGHT 1.5 - 1.8m

PRUNUS SPINOSA (BLACKTHORN) HEDGING PLANTED TO REAR EDGE OF FOOTPATH/ GRASSVERGE PLANT HT 45 - 60cm AT 40cm CENTRES.

TO SITE FRONTAGE PLANT CRATAEGUS MONOGYNA HEDGING PLANT HT. 45 - 60 cm AT 40cm CENTRES

NOTES.

LEVELS RELATED TO FOUL MANHOLE COVER IN HOCKLESGATE LEVEL OF 9.310

ANY SITE FRONTAGE DRAINAGE SHOULD BE AGREED ON SITE WITH THE DIVISIONAL SURVEYOR

GIVE WAY MARKINGS AND ANY NECESSARY SIGNING TO BE AGREED ON SITE WITH THE DIVISIONAL SURVEYOR

PRAM CROSSING POINTS AT RADII SHALL BE PROVIDES WITH TACTILE PAVING.

OUTSIDE OF SEWERS TO BE min. 1.0m FROM INSIDE KERB LINE
OUTSIDE OF ALL MANHOLES TO BE min. 0.5m FROM INSIDE KERB.

SP / LP STREET LIGHTING COLUMN TO L.C.C. SPEC. S/SS/C/93 WITH R.E.C. SUPPLY ALL TO COMPLY WITH TERMINATION TYPE A DRAWING SD/14/4/4A.

+3.322 PROPOSED LEVELS.

+3.65 EXISTING LEVELS

ALL LIGHTING COLUMNS TO BE SITED WITHIN THE ADOPTABLE HIGHWAY AND GENERALLY IN COMPLIANCE WITH APPENDIX H OF THE CURRENT LINCOLNSHIRE DESIGN GUIDE FOR RESIDENTIAL AREAS COLUMNS SHALL NOT BE INSTALLED WITHIN DROP KERB AREAS WITHOUT PRIOR AGGREMENT FROM THE STREET LIGHTING ENGINEER.

SOUTH HOLLAND DC HOUSING & PLANNING 08 MAY 2000 Ref: 0489/99

AMENDED PLAN Ref. A1

revision	date	init.	revision details
B	08/05/00	J.C.	FROM NGR & AMENDED POSITION OF DROP
C	DEC.99	J.C.	F.W. DRAIN REPOSITIONED
			FALL TO H.O.D IN LIEU OF H.P.S
D	MAY 00	J.C.	PLOTS 2,4,8 & 9 THURCROFT

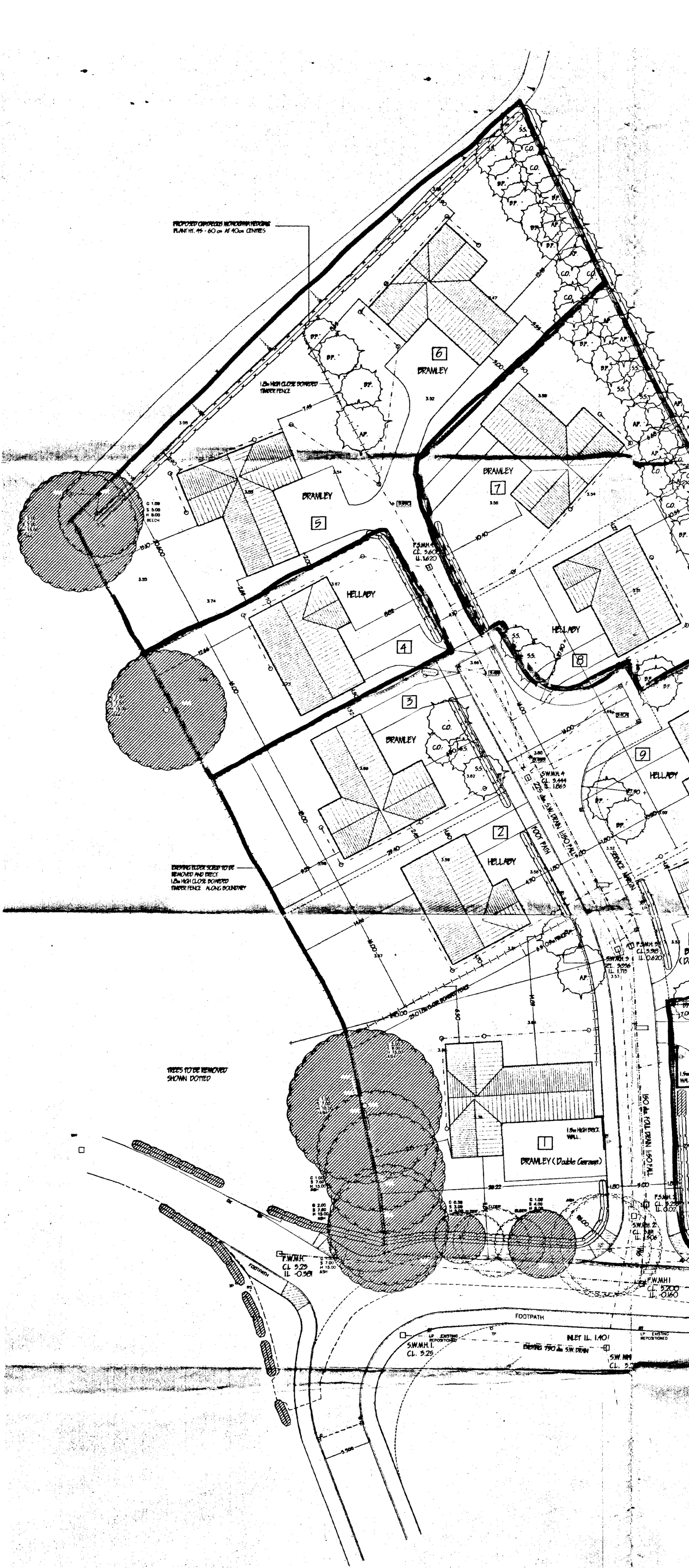
COOPER ARCHITECTURAL DESIGN
BRONAVON, HOCKLESGATE, FLEET, SPALDING, LINC'S PE12 8LF
Tel/Fax : 01406 423782 Mobile 0410 298892

Client: D. BROWN (BUILDING CONTRACTORS) LTD

Project: RESIDENTIAL DEVELOPMENT HOCKLESGATE, FLEET, SPALDING, LINC'S.

Drawing: BLOCK PLAN

Scale 1:250	Drawing No. 9635:260
Date. MAY 99	Drawn. J.C.



TREE PLANTING SCHEDULE

C.O.	CRATAEGUS OXYACANTHA 'PAUL'S SCARLET'	PLANT HEIGHT 1.5 - 1.8m
B.P.	BETULA PENDULA	PLANT HEIGHT 1.5 - 1.8m
S.S.	SORBUS SARGENTIANA	PLANT HEIGHT 1.5 - 1.8m
S.A.	SORBUS ALCUPARIA	PLANT HEIGHT 1.5 - 1.8m
A.P.	ACER PLAMATUM 'OZAKAZUKI'	PLANT HEIGHT 1.5 - 1.8m

PRUNUS SPINOSA (BLACKTHORN) HEDGING PLANTED TO REAR EDGE OF FOOTPATH/ GRASSVERGE PLANT HT 45 - 60cm AT 40cm CENTRES.

TO SITE FRONTAGE PLANT CRATAEGUS MONOGYNA HEDGING PLANT HT. 45 - 60 cm AT 40cm CENTRES

NOTES.

LEVELS RELATED TO FOUL MANHOLE COVER IN HOCKLESGATE LEVEL OF 3.310

ANY SITE FRONTAGE DRAINAGE SHOULD BE AGREED ON SITE WITH THE DIVISIONAL SURVEYOR

GIVE WAY MARKINGS AND ANY NECESSARY SIGNING TO BE AGREED ON SITE WITH THE DIVISIONAL SURVEYOR

PRAM CROSSING POINTS AT RADII SHALL BE PROVIDES WITH TACTILE PAVING.

OUTSIDE OF SEWERS TO BE min. 1.0m FROM INSIDE KERB LINE
OUTSIDE OF ALL MANHOLES TO BE min. 0.5m FROM INSIDE KERB.

STREET LIGHTING COLUMN TO L.C.C. SPEC. S/35/C/93 WITH R.E.C. SUPPLY ALL TO COMPLY WITH TERMINATION TYPE A DRAWING SD/14/4/4A.
ALL COLUMNS TO BE SITED WITHIN THE ADOPTABLE HIGHWAY AND GENERALLY IN COMPLIANCE WITH APPENDIX H OF THE CURRENT LINCOLNSHIRE DESIGN GUIDE FOR RESIDENTIAL AREAS COLUMNS SHALL NOT BE INSTALLED WITHIN DROP KERB AREAS WITHOUT PRIOR AGGREMENT FROM THE STREET LIGHTING ENGINEER.

+ 3.522 PROPOSED LEVELS.
+ 3.65 EXISTING LEVELS

DETERMINED PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
19 MAY 1999
Ref: 0489/99

revision	date	init	revision details.
A	MAY 99	JC	PLOTS 1,2,3,5,8,9,&10 AMENDED

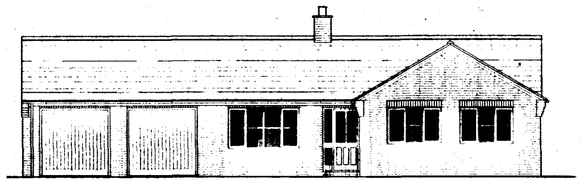
COOPER ARCHITECTURAL DESIGN
BROMMON, HOCKLESGATE,
FLEET, SPALDING, LINC'S PE12 8LF
Tel/Fax : 01406 423782 Mobile 0410 290802

Client
D. BROWN (BUILDING CONTRACTORS) LTD

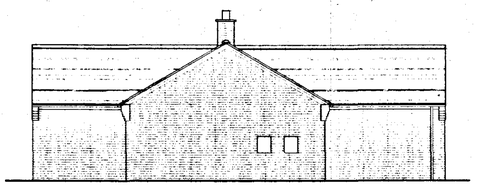
Project
RESIDENTIAL DEVELOPMENT
HOCKLESGATE,
FLEET, SPALDING,
LINC'S.

Drawing
BLOCK PLAN

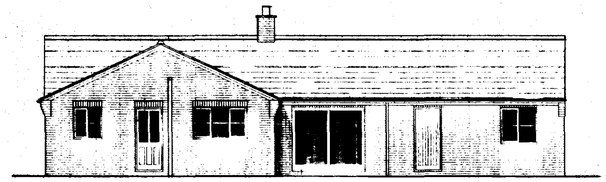
Scale 1:250	Drawing No. 9635:26A
Date. MAY 99	Drawn. J.C.



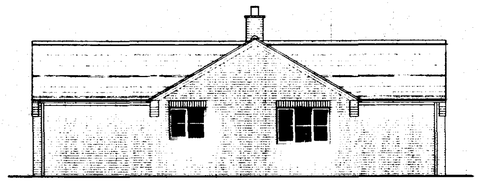
FRONT ELEVATION



SIDE ELEVATION

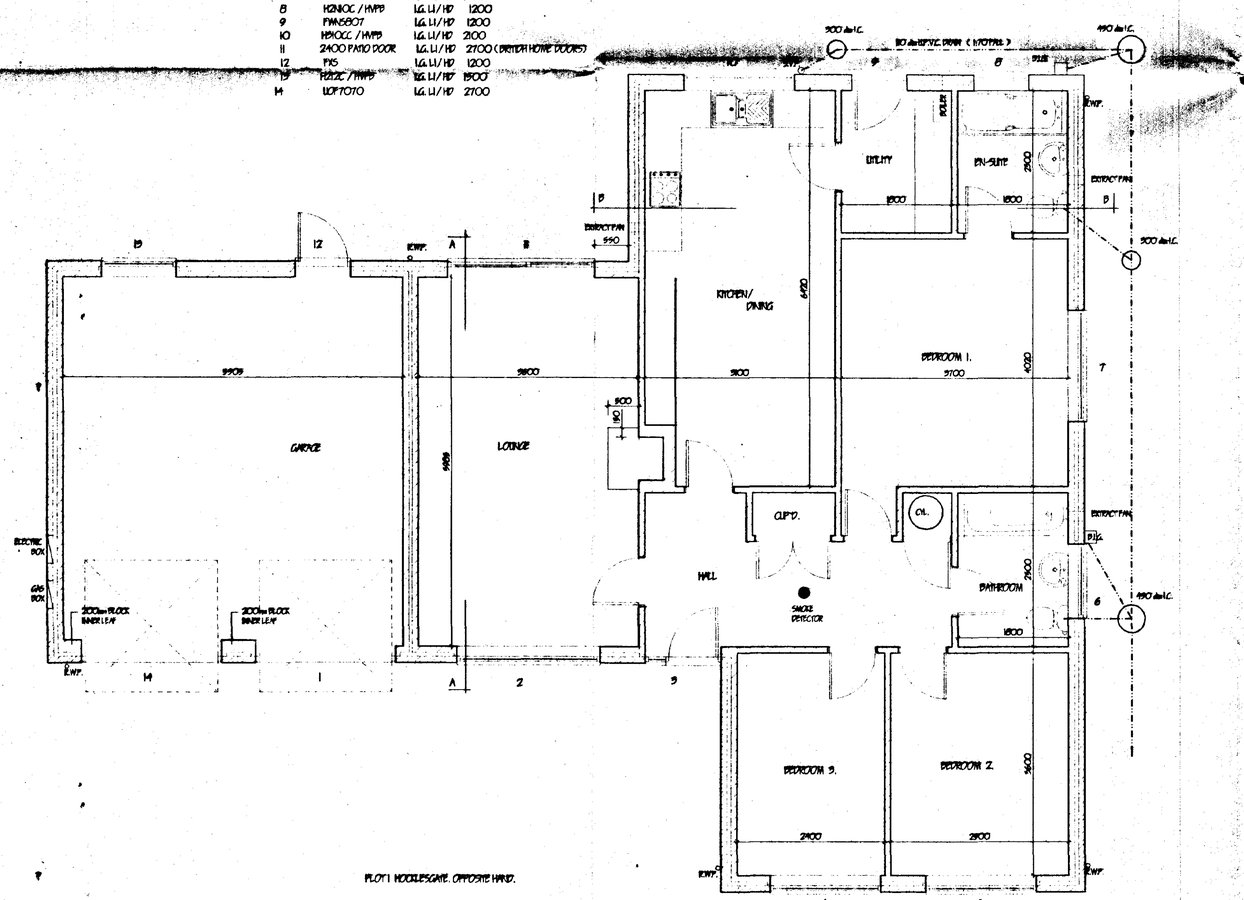


REAR ELEVATION



SIDE ELEVATION

POS'N	JOINERY	LINTEL	LENGTH
1	UCP7070	LG. LI/HD	2700
2	HH13CNC / HVP82	LG. LI/HD	2700
3	XPER120	LG. LI/HD	1500
4	HSI2CC / HVP82	LG. LI/HD	2100
5	HSI2CC / HVP82	LG. LI/HD	2100
6	H2IOC / HVP8	LG. LI/5	1500
7	HSI2CC / HVP82	LG. LI/HD	2100
8	H2NIOC / HVP8	LG. LI/HD	1200
9	FWS6807	LG. LI/HD	1200
10	HSIOCC / HVP8	LG. LI/HD	2100
11	2400 PATIO DOOR	LG. LI/HD	2700 (BRITISH HOME DOORS)
12	PX5	LG. LI/HD	1200
13	H2I2C / HVP8	LG. LI/HD	1500
14	UCP7070	LG. LI/HD	2700



PLOT 1 HOCKLESGATE. OPPOSITE HAND.

SURFACE WATER DRAINAGE.
115 dia. half round rainwater gutters to 69 dia. rainwater pipes 82.4 dia. underground pipes flexibly jointed to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soakaway min. 9.0m to eaves from dwelling.

GLAZING.
Double glaze property throughout (minimum 6mm air gap to all units) excluding garage. All glazing between F.F.L. and 800mm high and between F.F.L. and 1500mm high in doors and side lights to be safety glass to B.S. 6206. All windows/ doors to be draught sealed.

VENTILATION.
All windows to have opening lights to give the equivalent of 1/ 20th the floor area. Provide background ventilation to habitable rooms min. 8000mm sq permanent free air ventilation per room. To all other rooms provide min 4000 sq. All following rooms to have in addition to above Wall/ Window mounted mechanical extractor fan. Kitchen to extract min. 60 litres per second. Utility rooms to extract min. 30 litres per second. Bathrooms to extract min. 15 litres per second which may be operated intermittently. W.C. to extract min. 6 litres per second.

HOT WATER AND SPACE HEATING.
Provide wall mounted Gas fired Condensing Boiler complete with fan assisted balanced flue. Fit durable wire guard to flue externally . Provide timer switch and suitable thermostat to dwelling or fit thermostatic valves to all radiators. Hot water storage system to be thermostatically controlled with timer switches and be vented. All hot water storage tanks and pipes to be insulated to B.R. LI. part 3.

SMOKE DETECTORS.
Provide mains operated self-contained smoke alarms to B.S. 5446: pt.1. in positions shown on plan.

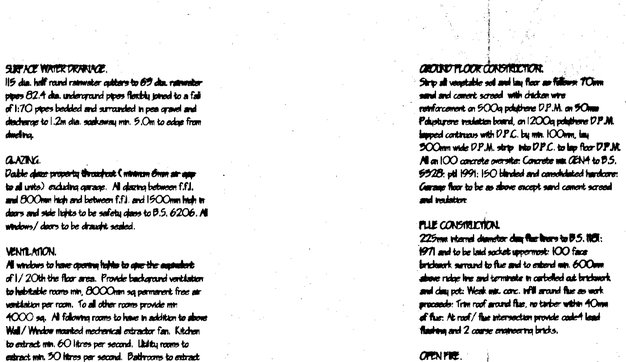
FOUL DRAINAGE
Inspection chamber construction to be "Osma" and installed in accordance with makers' instructions with the internal diameter related to the depth in accordance with B.S. 8301:1985. Foul drainage pipes to be 100mm dia. UPVC, to B.S. 4660:1989 flexibly jointed and laid to makers' instructions to a fall of 1:70 bed and surround with 100mm pea gravel: Where pipes pass under floors encase in 150mm pea gravel: Where pipes pass under drives surround in 150mm concrete with flexal joints to correspond with joints in pipework. Provide 65 x 100 prestressed concrete lintel bridging where pipes pass through walls, allow 50mm cap around pipe, opening masked both sides of wall with rockpanel sheet materials. Soil and vent pipes to be 100mm int. dia. PVC to B.S. 4514: 1989 and to extend 900mm above window head terminating with PVC balloon. Waste pipes to be 40mm dia. PVC to B.S. 5955: 1979 complete with rodding eyes at every change of direction. Baths, basins and sink to have 75 deep seal traps. Shower to be raised on 150mm plinth with access plate to anti-syphon trap and 50mm waste.

GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 100mm sand and cement screed with chicken wire reinforcement on 500g polythene D.P.M. on 50mm Polyfoamex insulation board, on 1200g polythene D.P.M. lapped continuous with D.P.C. by min. 100mm, lay 300mm wide D.P.M. strip into D.P.C. to lap floor D.P.M. All on 100 concrete oversite: Concrete mix (ZEN4 to B.S. 5928: pt1 1991: 150 blended and consolidated hardcore: Garage floor to be as above except sand cement screed and insulation.

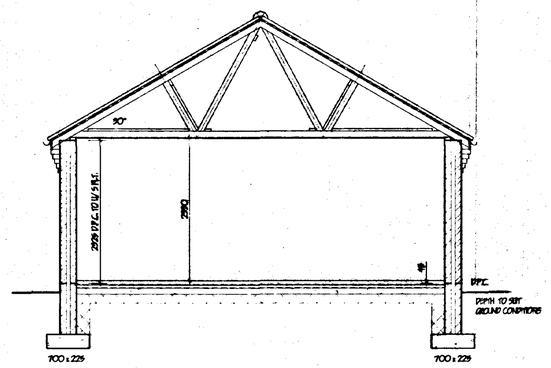
FLUE CONSTRUCTION.
225mm internal diameter clay flue liners to B.S. 1181: 1971 and to be lead socket uppermost: 100 face brickwork surround to flue and to extend min. 600mm above ridge line and terminate in corbelled out brickwork and clay pot: Weak mix. conc. infill around flue as work proceeds: Trim roof around flue, no timber within 40mm of flue: At roof/ flue intersection provide code 4 lead flashing and 2 course cromwerring bricks.

OPEN FIRE.
To be capable of burning smokeless fuel: Hearth to be constructed of non combustible material min. 125mm thick: To project from face of wall by min. 500mm and pass reveals by min. 150mm: All in accordance with approved document part. J. (part C 1-25) . Appliance to be in accordance with building regulations. Provide basement permanent vent in ext. wall to give min. 50% of the appliance throat opening area positioned 150 above floor level. Provide 65 x 100 prestressed conc. lintel over chimney opening.

LINTELS.
All lintels to be manufactured by Marleys, I.G. and to be installed in accordance with makers' instructions, and to have min. end bearing of 150mm and at external positions to have cavity trays D.P.C. to CP. 121: Internal lintels to be I.G. 100 Plus type. Lintels in quinoas to be underlined with 12.7 firelne board or receive 12mm render and skim. Provide Perp-end weep holes and stopends to cavity tray.



SECTION B - B



SECTION A - A

LIMITATIONS.
This drawing is limited to the extent of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning/ Building Regulation approval.
The drawing must not be used as a contracts document alone.
All dimensions shall be taken from site from actual work. Under no circumstances shall measurements be scaled from this drawing for construction or ordering purposes.
All given dimensions shall be checked by the Builder / Contractor and will be his responsibility from commencement of site works.
The works will not be supervised or inspected on site by C.A.D., or any representative thereof. It is the client or their appointed agents responsibility to control workmanship, substitution of materials, adherance to specification, variations to contract etc.

COPYRIGHT RESERVED.
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STANDARDS.
All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instruction and relevant Code of Practice.
Materials shall conform to appropriate British Standard Specification or BBA Certificate or European Code equivalent.

HEALTH & SAFETY.
The Employer / Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health & Safety Legislation for Building Sites and Work Places.
The Employer / Client is advised that should the works need to comply with the Construction Design and Management Regulations an independent Planning Supervisor will be required.

SCOPE OF THE WORKS.
The works shall comprise of all that is shown on the drawing and details. Work that may not be specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.

CEILINGS.
200mm glass fibre insulation total thickness. 100mm between rafters & 100mm over Joists. 12.7mm Gyproc "Wallboard" plasterboard 5mm skim finish: Provide min. 38 x 38 noggins to all plasterboard edges. All joints to be taped and filled. Garage ceilings to be 12.7mm Gyproc Fireline board : Provide access trap to roof space: openings to be lined with 25 x 25 planted stops: Access panel to be 12mm ply with layer of 12.7mm Fireline board fixed to face. Draught seal all round

WALLING.
265 cavity walling to consist of face brickwork to B.S. 3921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks: 65 cavity: build into cavity Rockwool cavity wall batts insulation boarding in accord. with makers instructions and agrement cert' No.89/1087. 100mm Tarmac Hemelite solid insulation blocks or similar: Cavity walls tied together using galvanised iron twist ties set 900 horizontals and 450 vertically to B.S. 1243:1978 wall ties positioned at 300 vertical centres at all unbonded closures of cavity. Close cavities with "thermalastic" preformed closer and provide bitumen felt DPC to CP. 121. External walls to have max. "U" value of 0.45 W/m2 deg. C.: Internal walls of 100mm Tarmac Hemelite solid insulation blocks and to receive 10mm S/C render and 3mm skim (except upstairs).

SOUTH HOLLAND DC
HOUSING & PLANNING
19 MAY 1999
Ref: 0489/99

revision	date	init.	revision details.

COOPER ARCHITECTURAL DESIGN
BROMMON, HOCKLESGATE,
FLEET, SPALDING, LINC'S. PE12 6LF
Tel/Fax : 01406 423782 Mobile 0410 298092

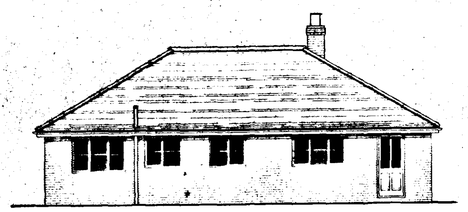
Client
D. BROWN (BUILDING CONTRACTORS) LTD.

Project.
RESIDENTIAL DEVELOPMENT

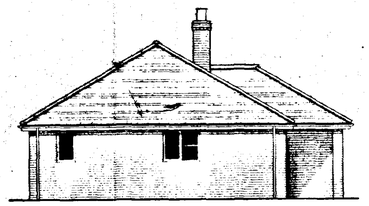
DETERMINED PLAN

Drawing.
BRAMLEY
(DOUBLE GARAGE LEFT HAND SIDE)
FLOOR PLAN / SECTIONS / ELEVATIONS

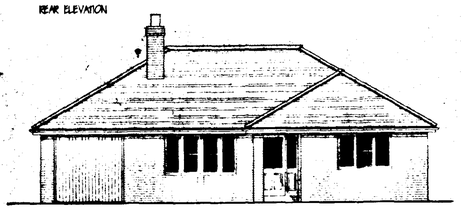
Scale	1:50 1:100	Drawing No.	9635:24
Date.	MARCH '99	Drawn.	J.C.



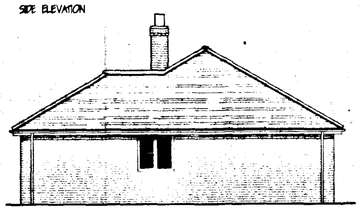
REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION



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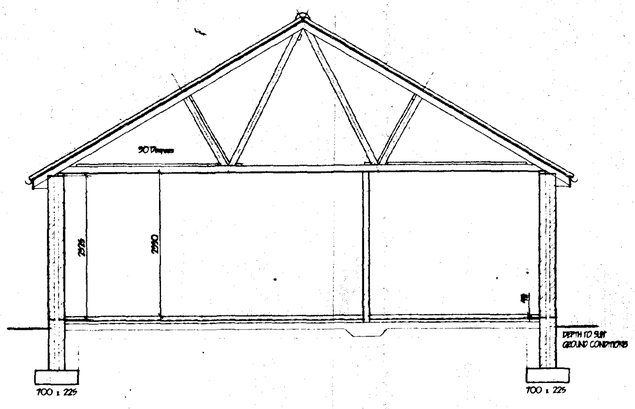

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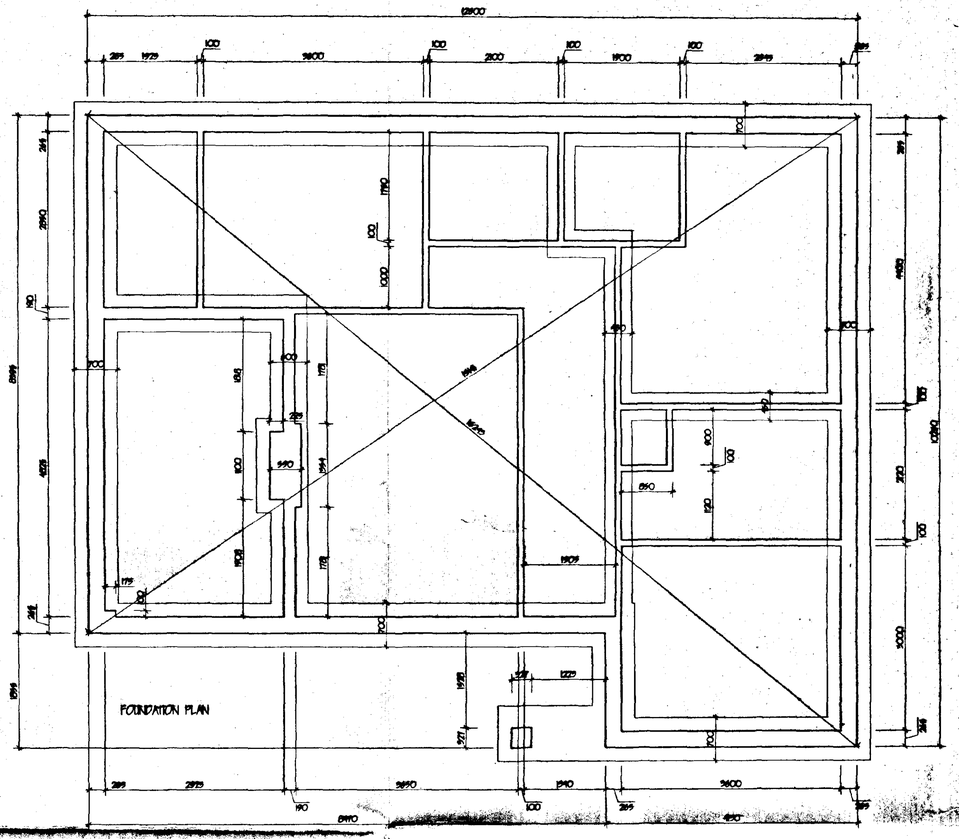
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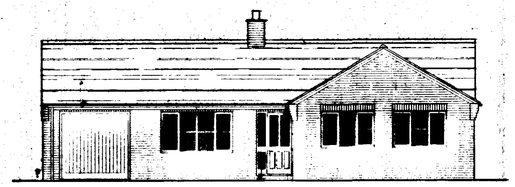
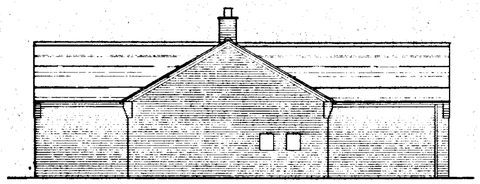
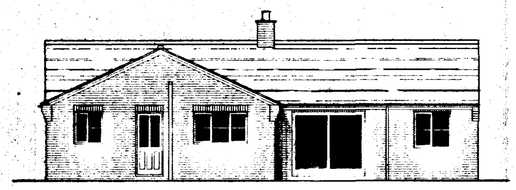


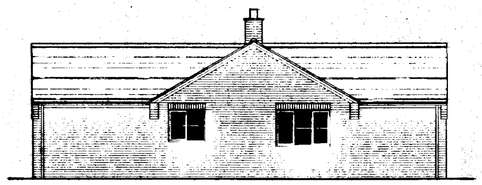
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

POS'N	JOINERY	LINTEL	LENGTH
1	WDP1070	LG.LI/HD	2700
2	HH1SCMC / HWP82	LG.LI/HD	2700
3	WPE820	LG.LI/HD	1500
4	HH2CC / HWP82	LG.LI/HD	2100
5	HH2CC / HWP82	LG.LI/HD	2100
6	H2COC / HWP8	LG.LI/5	1500
7	HH2CC / HWP82	LG.LI/HD	2100
8	H2NOC / HWP8	LG.LI/5	1200
9	PWN5807	LG.LI/5	1200
10	HH1OCC / HWP8	LG.LI/HD	2100
11	2400 PM10 DOOR	LG.LI/HD	2700 (BIRCH HOME DOORS)
12	H2I2C / HWP8	LG.LI/5	1500

SURFACE WATER DRAINAGE.
110 dia. half round rainwater gutters to 65 dia. rainwater pipes 82.4 dia. underground pipes flexibly jointed to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soakaway min. 5.0m to edge from dwelling.

GLAZING.
Double glazed propertly throughout (extract fans air supp to all units) excluding garage. All glazing between F.F.L. and 800mm high and between F.F.L. and 1500mm high in doors and side lights to be safety glass to B.S. 6206. All windows / doors to be draught sealed.

VENTILATION.
All windows to have opening lights to give the equivalent of 1/ 20th the floor area. Provide background ventilation to habitable rooms min. 8000mm sq permanent free air ventilation per room. To all other rooms provide min 4000 sq. All following rooms to have in addition to above Wall/ Window mounted mechanical extractor fan. Kitchen to extract min. 60 litres per second. Utility rooms to extract min. 30 litres per second. Bathrooms to extract min. 15 litres per second which may be operated intermittently. W.C. to extract min. 6 litres per second.

HOT WATER AND SPACE HEATING.
Provide wall mounted Gas fired Condensing Boiler complete with fan assisted balanced flue. Fit durable wire guard to flue externally. Provide timer switch and suitable thermostat to dwelling or fit thermostatic valves to all radiators. Hot water storage system to be thermostatically controlled with timer switches and be vented. All hot water storage tanks and pipes to be insulated to B.R.I.I. part 3.

SMOKE DETECTORS.
Provide mains operated self-contained smoke alarms to B.S. 5446: pt.I. in positions shown on plan.

FOUL DRAINAGE
Inspection chamber construction to be "Ofsaf" and installed in accordance with makers' instructions with the internal diameter related to the depth in accordance with B.S. 8301:1985. Foul drainage pipes to be 100mm dia. UPVC, to B.S. 4660:1989 flexibly jointed and laid to makers' instructions to a fall of 1:70 laid and surround with 100mm pea gravel: Where pipes pass under floors encase in 150mm pea gravel: Where pipes pass under drives surround in 150mm concrete with flexel joints to correspond with joints in pipework. Provide 65 x 100 prestressed concrete lintel bridging where pipes pass through walls. allow 50mm opp around pipe, opening masked both sides of wall with ridged sheet material. Soil and vent pipes to be 100mm int. dia. PVC to B.S. 4514: 1985 and to extend 900mm above window head terminating with PVC balloon. Waste pipes to be 40mm dia. PVC to B.S. 5955: 1979 complete with rodding eye at every change of direction. Baths, basins and sink to have 75 deep seal trapw. Shower to be raised on 150mm plinth with access plate to anti-syphon trap and 50mm waste.

GROUND FLOOR CONSTRUCTION.
Strip all vegetable rot and lay floor as follows 70mm sand and cement screed with chicken wire reinforcement on 500g polythene D.P.M. on 90mm Polystyrene insulation board, on 1200g polythene D.P.M. lapped continuous with D.P.C. lap min. 100mm, lay 900mm wide D.P.M. strip into D.P.C. to lap floor D.P.M. All on 100 concrete oversite: Concrete mix GEN4 to B.S. 5928: pt 1991: 150 blinded and consolidated hardcore: Garage floor to be as above except sand cement screed and insulation

FLUE CONSTRUCTION.
225mm internal diameter clay flue liners to B.S. REF: 1971 and to be last socket uppermost: 100 face brickwork surround to flue and to extend min. 600mm above ridge line and terminate in corbelled oak brickwork and clay pot: Weak mix. conc. infill around flue as work proceeds: Trim roof around flue, no timber within 40mm of flue: At roof / flue intersection provide code 4 lead flashing and 2 course engineering bricks.

OPEN FIRE.
To be capable of burning smokeless fuel: Hearth to be constructed of non combustible material min. 125mm thick: To project from face of wall by min. 500mm and pass reveals by min. 150mm: All in accordance with approved document part J. (part C1-29). Appliance to be in accordance with building regulations. Provide louvered permanent vent in ext. wall to open min. 50% of the appliance throat opening area positioned 150 above floor level. Provide 65 x 100 prestressed conc. lintel over chimney opening.

LINTELS.
All lintels to be manufactured by Ribmore I.G. and to be installed in accordance with makers' instructions, and to have min. end bearing of 150mm and at external positions to have cavity tray D.P.C. to CP. 121: Internal lintels to be I.G. 100 Box type. Lintels in garage to be underlined with 12.7 Fireline board or receive 12mm render and skim. Provide Perp-end weep holes and stopends to cavity tray

LIMITATIONS.
This drawing is limited to the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning / Building Regulation approval.
The drawing must not be used as a contract document alone.
All dimensions shall be taken from site from actual work. Under no circumstances shall measurements be scaled from this drawing for construction or ordering purposes.
All given dimensions shall be checked by the Builder / Contractor and will be his responsibility, from commencement of site works.
The works will not be supervised or inspected on site by C.A.D. or any representative thereof. It is the client or their appointed agents responsibility to control workmanship, substitution of materials, adherance to specification, variations to contract etc.

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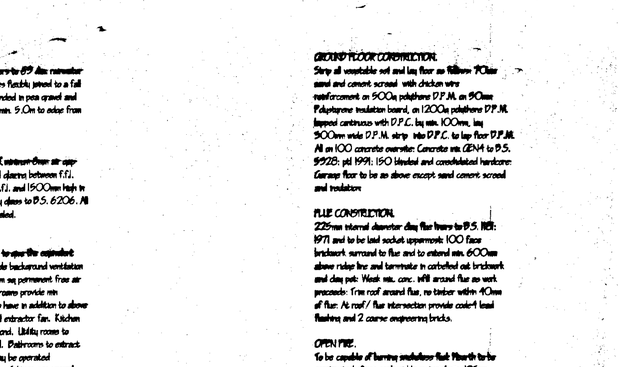
STANDARDS.
All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instruction and relevant Code of Practice.
Materials shall conform to appropriate British Standard Specification or BBA Certificate or European Code equivalent.

HEALTH & SAFETY.
The Employer / Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health & Safety legislation for Building Sites and Work Places.
The Employer / Client is advised that should the works need to comply with the Construction Design and Management Regulations an independent Planning Supervisor will be required.

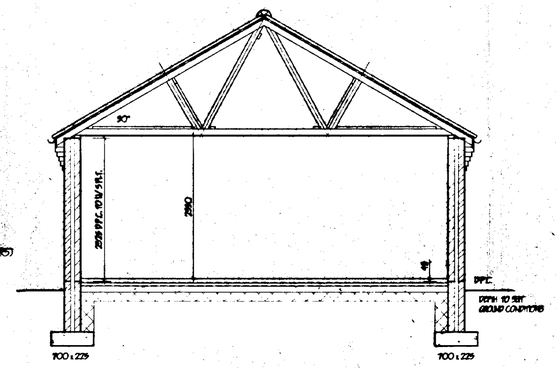
SCOPE OF THE WORKS.
The works shall comprise of all that is shown on the drawing and details. Work that may not be specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.

CEILINGS.
200mm glassfibre insulation total thickness. 100mm between rafters & 100mm over Joists. 12.7mm Gyproc "Wallboard" plasterboard 5mm skim finish. Provide min. 38 x 38 noggins to all plasterboard edges. All joints to be taped and filled. Garage ceilings to be 12.7mm Gyproc Fireline board : Provide access trap to roof space: opening to be lined with 25 x 25 planted stops: Access panel to be 12mm ply with layer of 12.7mm Fireline board fixed to face. Draught seal all round

WALLING.
265 cavity walling to consist of Facing brickwork to B.S. 3921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks: 65 cavity: build into cavity Rockwool cavity wall batts insulation boards by in accord. with makers instructions and approved cert' No.89 / 1087. 100mm Tarmac Hemelite solid insulation blocks or similar. Cavity walls tied together using galvanised iron twist ties set 900 horizontally and 450 vertically to B.S. 1243:1978 wall ties positioned at 900 vertical centres at all unbonded closures of cavity: Close cavities with "Thermabate" preformed closer and provide between felt DPC to C.P. 121: External walls to have max. "U" value of 0.45 W/ m2 deg. C.: Internal walls of 100mm Tarmac Hemelite solid insulation blocks and to receive 10mm S/ C render and 3mm skim (except garage).



SECTION B - B



SECTION A - A

SOUTH HOLLAND DC
HOUSING & PLANNING
19 MAY 1999
Ref: 0489/99

revision	date	init.	revision details
A	AUG.98	J.C.	CAVITY WALL TO GARAGE.

COOPER ARCHITECTURAL DESIGN
BRONAVON, HOCKLESGATE,
FLEET, SPALDING, LINC'S PE12 8LF
Tel/Fax : 01406 423782 Mobile 0410 298882

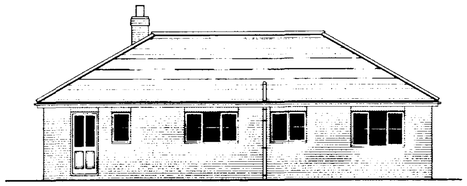
Client
D. BROWN (BUILDING CONTRACTORS) LTD.

Project.
RESIDENTIAL DEVELOPMENT

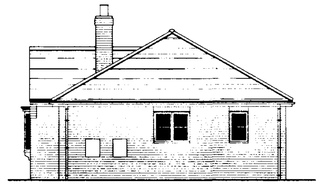
DETERMINED
PLAN
BRAMLEY

Drawing.
(GARAGE LEFT HAND SIDE)
FLOOR PLAN / SECTIONS / ELEVATIONS

Scale	1:50 1:100	Drawing No.	9655:9A
Date.	APRIL '98	Drawn.	J.C.



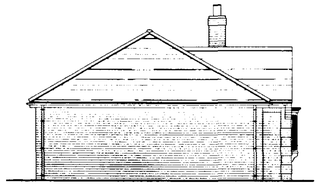
REAR ELEVATION



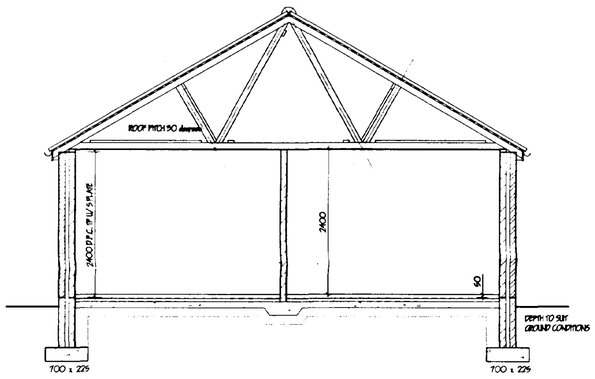
SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION



SECTION

LINTELS.
All lintels to be manufactured by Marrers. I.G. and to be installed in accordance with makers' instructions, and to have min. end bearins of 150mm and at external positions to have cavity tray D.P.C. to CP. 121. Internal lintels to be I.G. 100 Bat type. Lintels in garage to be underlined with 12.7 firstline board or receive 12mm render and skim. Provide Parp-end weep holes and stopends to cavity tray.

FOUL DRAINAGE
Inspection chamber construction to be "Osma" and installed in accordance with makers' instructions with the internal diameter related to the depth in accordance with B.S. 8301:1985. Foul drainage pipes to be 100mm dia. UPVC, to B.S. 4660:1989 flexibly jointed and laid to makers' instructions to a fall of 1:70 bed and surround with 100mm pea gravel. Where pipes pass under floors encase in 150mm pea gravel. Where pipes pass under drives surround in 150mm concrete with flexel joints to correspond with joints in pipework. Provide 65 x 100 prestressed concrete lintel bridging where pipes pass through walls, allow 50mm gap around pipe, opening sealed both sides of wall with ridged sheet material. Soil and vent pipes to be 100mm int. dia. PVC to B.S. 4514: 1969 and to extend 900mm above window head terminating with PVC balloon. Waste pipes to be 40mm dia. PVC to B.S. 5255: 1979 complete with radiating eyes at every change of direction. Bath, basins and sink to have 75 deep seal traps.

SURFACE WATER DRAINAGE.
115 dia. half round rainwater gutters to 65 dia. rainwater pipes 62.4 dia. underground pipes flexibly jointed to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soakaway, min. 5.0m to edge from dwelling.

GLAZING.
Double glaze properly throughout (minimum 6mm air gap to all units) excluding garage. All glazing between F.F.L. and 800mm high and between F.F.L. and 1500mm high in doors and side lights to be safety glass to B.S. 6206. All windows / doors to be draught sealed.

VENTILATION.
All windows to have opening lights to give the equivalent of 1/ 20th the floor area. Provide background ventilation to habitable rooms min. 8000mm sq permanent free air ventilation per room. To all other rooms provide min 4000 sq. All following rooms to have in addition to above Wall / Window mounted mechanical extractor fan. Kitchen to extract min. 60 litres per second. Utility room to extract min. 30 litres per second. Bathrooms to extract min. 15 litres per second which may be operated intermittently. W.C. to extract min. 6 litres per second.

HOT WATER AND SPACE HEATING.
Install gas fired condensing boiler with Fan assisted balanced flue. Fit durable wire guard to flue externally. Provide timer switch and suitable thermostat to dwelling or fit thermostatic valves to all radiators. Hot water storage system to be thermostatically controlled with timer switches and be vented. All hot water storage tanks and pipes to be insulated to B.R. LI. part 3.

SMOKE DETECTORS.
Provide mains operated self-contained smoke alarms to B.S. 5446: pt.1. in positions shown on plan.

FLUE CONSTRUCTION.
225mm internal diameter clay flue liners to B.S. 1181: 1971 and to be laid socket uppermost: 100 face brickwork surround to flue and to extend min. 600mm above ridge line and terminate in corbelled out brickwork and clay pot. Weak mix. conc. infill around flue as work processes. Trim roof around flue, no timber within 40mm of flue. At roof / flue intersection provise code4 lead flashing and 2 course enaseoring bricks.

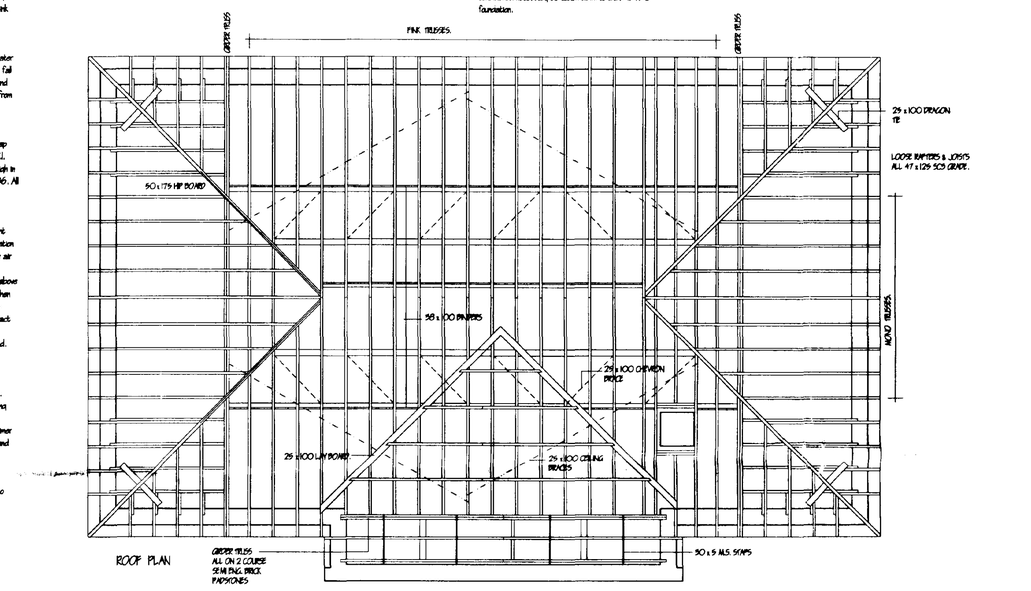
OPEN FIRE.
To be capable of burning smokeless fuel. Hearth to be constructed of non combustible material min. 125mm thick. To project from face of wall by min. 500mm and pass reveals by min. 150mm. All in accordance with approved document part J. (part C 1-29). Appliance to be in accordance with building regulations. Provide lowered permanent vent in ext. wall to give min. 50% of the appliance throat opening area positioned 150 above floor level. Provide 65 x 100 prestressed conc. lintel over chimney opening.

SUB STRUCTURE WALLING.
100mm dense concrete blocks to B.S. 6073 pt.1 1981. DPC to external wall positioned in accordance with CP 102 min. 150 above finished ground level. Weak mix concrete infill to base of cavity no closer than 225 to DPC. All brickwork below DPC to be F.L. quality.

GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 70mm sand and cement screed with chicken wire reinforcement on 500 polythene D.P.M. on 50mm Polystyrene insulation board, on 1200 polythene D.P.M. lapped continuous with D.P.C., by min. 100mm, lay 300mm wide D.P.M. strip into D.P.C. to lap floor D.P.M. All on 100 concrete oversite: Concrete mix GEN4 to B.S. 5328: pt 1991: 150 blinded and consolidated hardcore: Garage floor to be as above except sand cement screed and insulation.FOUNDATIONS.
Under walls as shown provide strip concrete foundations as follows: Under 265 cavity walls provide 225 x 700 and under 100 walls provide 225 x 450 all GEN4 mix to B.S. 5328: pt 1991. All foundations taken down to bear on load bearing strata min. depth of 600 to top of foundations: should shrinkable soil conditions be found on site then foundations shall be taken down to a depth of 1 metre below ground level. Where internal walls are taken up off floor then thicken out slab to 225 x 450 or if considered necessary, be taken down to 225 x 450 foundation.

CEILINGS.
200mm above/fibre insulation total thickness. 100mm between & 100mm over. Joists. 12.7mm Gyproc "duplex" plasterboard 3mm skim finish. Provide min. 38 x 38 noggins to all plasterboard edges. All joints to be taped and filled. Garage ceilns to be 12.7mm Gyproc Firstline board and Artex. Provide access trap to roof space: opening to be lined with 25 x 25 planted stops: Access panel to be 12mm ply with layer of 12.7mm Firstline board fixed to face. Draught seal all round

WALLING.
265 cavity walls to consist of face brickwork to B.S. 3921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks: 65 cavity: build into cavity Rockwool cavity wall batts insulation board ins in accord. with makers instructions and approved cert' No.135/1087. 100mm Tarmac Hemelite solid insulation blocks or similar: Cavity walls tied together using galvanised iron twist ties set 900 horizontally and 450 vertically to B.S. 1243:1978 wall ties positioned at 300 vertical centres at all unbonded closures of cavity: Close cavities with "thermabate" preformed closer and provide bitumen felt DPC to C.P. 121. External walls to have min. "U" value of 0.45 W/ m2 deg. C.: Internal walls of 100mm Tarmac Hemelite solid insulation blocks and to receive 10mm S/ C render and 5mm skim (except garage).



ROOF PLAN

GARDEN TRUSS ALL ON 2 COURSE SEMI ENG. BRICK PADSTONES

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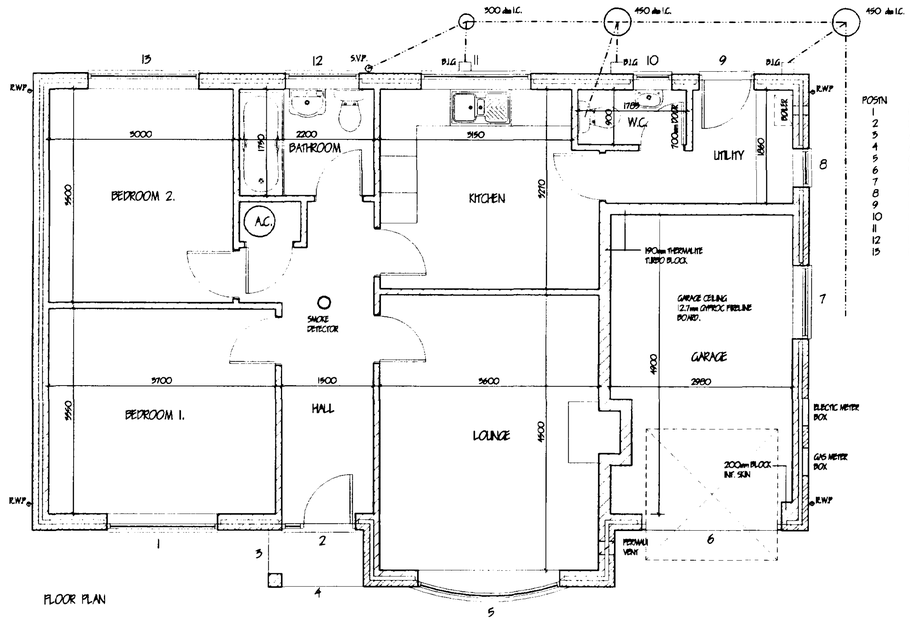
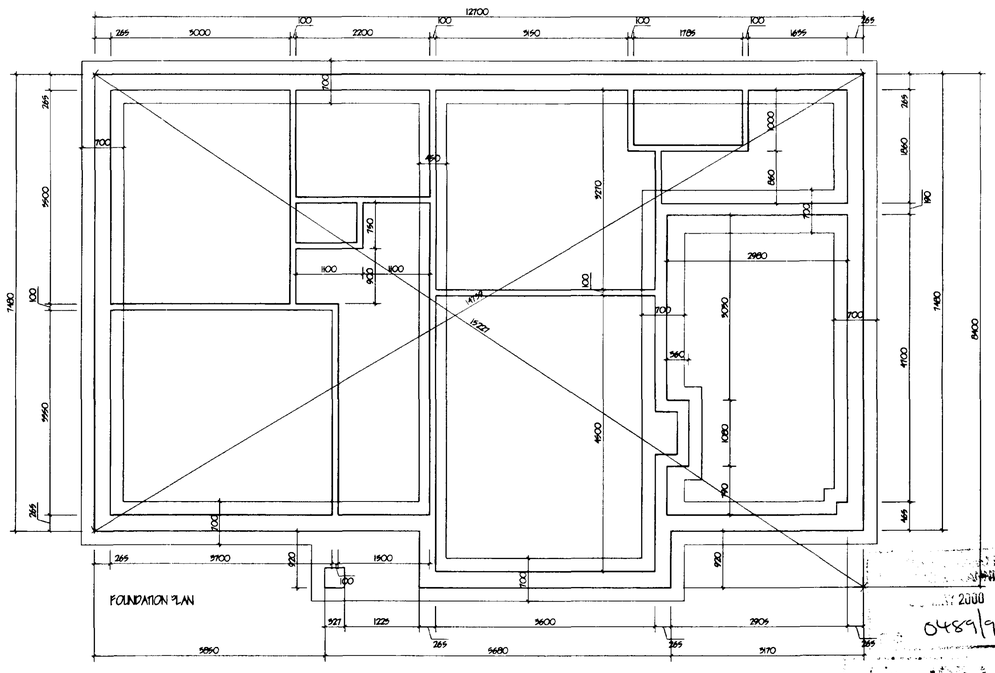
PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to B.S. 473 part 2 1971, on 25 x 38 softwood treated battens on underfelt to B.S. 747 (type 1F) and to all eaves to be lapped by 150mm both vertically and horizontally. Tiles to be laid with min. headlap of 75mm and to be fixed in accordance with regard to wind speed, roof pitch and exposure category, as detailed in CP3 chapter V part 2 1972. Formaplate specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1985. TRUSS CALC'S TO BE SUBMITTED TO L/ A. MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 400 c/ c to a pitch of 50 deg. 38 x 100 raise rafter binder 38 x 100 ceiling binders. All trusses to be strapped to wall plate by 30 x 5 galvanised metal straps active as anchor and lateral restraint straps at max. 1.5m c/ c. Note: provide solid bridging beneath straps: 50 x 100 wall plate bedded on sand and cement: 25 x 175 fascia boards: 6mm ext. grade plywood soffit complete with 10mm wide continuous air gap and fly proof screen. All structural timber to be min.SC3 grade. Where span of trussed rafter exceeds 9.0m provide additional bracing within the plane of the webb in accordance with Truss Plate Assoc. tech. bulletin sheet 4: Timber supports are to be provided beneath water storage tanks over 4No ceiling joists. At roof intersections provide 25 x 100 lay boards and dimensions trusses at 600 c/ c : install code 4 lead valley liner. Close cavity at plate level.



FLOOR PLAN

POSITN	JOINERY	LINTEL	LENGTH
1	HS12CC	I.G. LI/HD	2100
2	FER120	I.G. LI/S	1500
3	ARCH	I.G. LI/S	1050
4	ARCH	I.G. LI/S	1650
5	GR45 BAY 1350	I.G. LI/HD	2700
6	LIFTOTOMS	I.G. LI/HD	2700
7	H210C	I.G. LI/S	1500
8	H110C	I.G. LI/S	900
9	FN5	I.G. LI/S	1200
10	H110	I.G. LI/S	900
11	HS10CC	I.G. LI/HD	2100
12	H210C	I.G. LI/S	1500
13	HS12CC	I.G. LI/HD	2100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